

campbell
smith

2/3 Torwood Crescent,
Edinburgh,
EH12 9GJ



- Excellent modern ground floor flat with allocated parking
- Popular factored development
- Ideally placed for commuting in and out of the city
- Sitting room
- Attractive kitchen to include white goods
- 2 double bedrooms – one with built-in mirror wardrobes
- Stylish shower room
- GCH/DG
- Communal landscaped gardens plus shared bike shed and bin store

Offers Over : £210,000



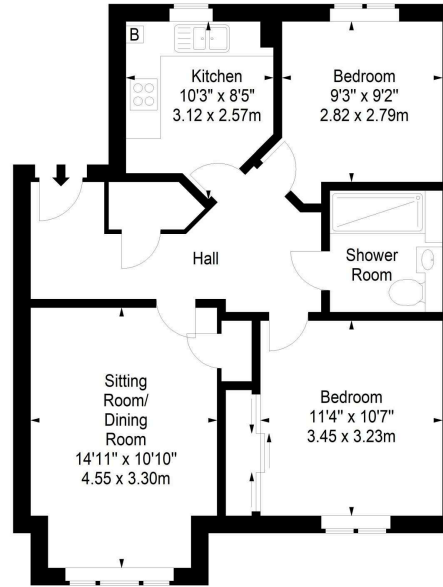




**Torwood Crescent,
Edinburgh, EH12 9GL**



Approx. Gross Internal Area
651 Sq Ft - 60.48 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Extras
The fitted carpets and the white goods in the kitchen are included



Buses
South Gyle Access - 12, 21, 22, 22A, 400 Skylink, N22, Bankhead, Gyle Centre & Edinburgh Park Central Tram stops



Shops
The Gyle Shopping Centre



Schools
Gylemuir PS, St Joseph's RC PS, Forrester High, St Augustine's RC HS



Parking
Allocated parking space to the rear of the building



Council Tax Band - D



EPC - B



Factor
SG Property Management - approx. £42 per month, covers communal maintenance and building insurance



Viewing
Telephone Campbell Smith on 0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk